

DOC # 20240039872

CCR Annexation Page 1 of 10
Gary Christensen Washington County Recorder
12/17/2024 10:11:26 AM Fee \$ 56.00
By CW THE TERRA LLC



When recorded, return to:
CW The Terra, LLC
610 N 800 W
Centerville, UT 84102

Affecting Parcel Nos.: H-CSC-3-1-L-100 to and including H-CSC-3-1-L-105; H-CSC-3-1-L-200 to and including H-CSC-3-1-L-205; H-CSC-3-1-L-300 to and including H-CSC-3-1-L-305

DECLARATION OF ANNEXATION

[Coral Springs Condominiums, Phase 3-1, Building L]

The Declaration of Annexation is prepared pursuant to Section 13.3 of the Declaration of Covenants, Conditions, and Restrictions for Coral Springs, a resort-style residential development, which was recorded in the Office of the Washington County Recorder on November 7, 2006, as Document No. 20060051813 (the "Declaration").

Coral Springs Condominium Owners Association, Inc. (the "Association"), desires to and hereby does annex the real property described on Exhibit A, which is attached hereto and incorporated herein by this reference, to the Declaration, which real property consists of eighteen condominium units and shall be subject to the Declaration and any amendments and annexations therefore, and to the Coral Springs Condominiums Phase 3 1st Supplemental Plat, which was recorded in the Office of the Washington County Recorder on July 5, 2023, as Document No. 20230020012 (the "Plat"), attached hereto as Exhibit B. This annexation is effective as of the date of the recording of the Plat.

The Association has given all required approvals for this Declaration of Annexation.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, as the Declarant of the Association, makes this Declaration of Annexation.

DECLARANT:
CORAL SPRINGS CONDOMINIUM OWNERS ASSOCIATION, INC.
~~Coral Spring's Owners Association Inc~~
a Utah non-profit corporation

By: RCW
Name: ROB PHELPS
Title: PRESIDENT
Date: 12/19/2024

STATE OF UTAH)
) : SS.
COUNTY OF Cache)

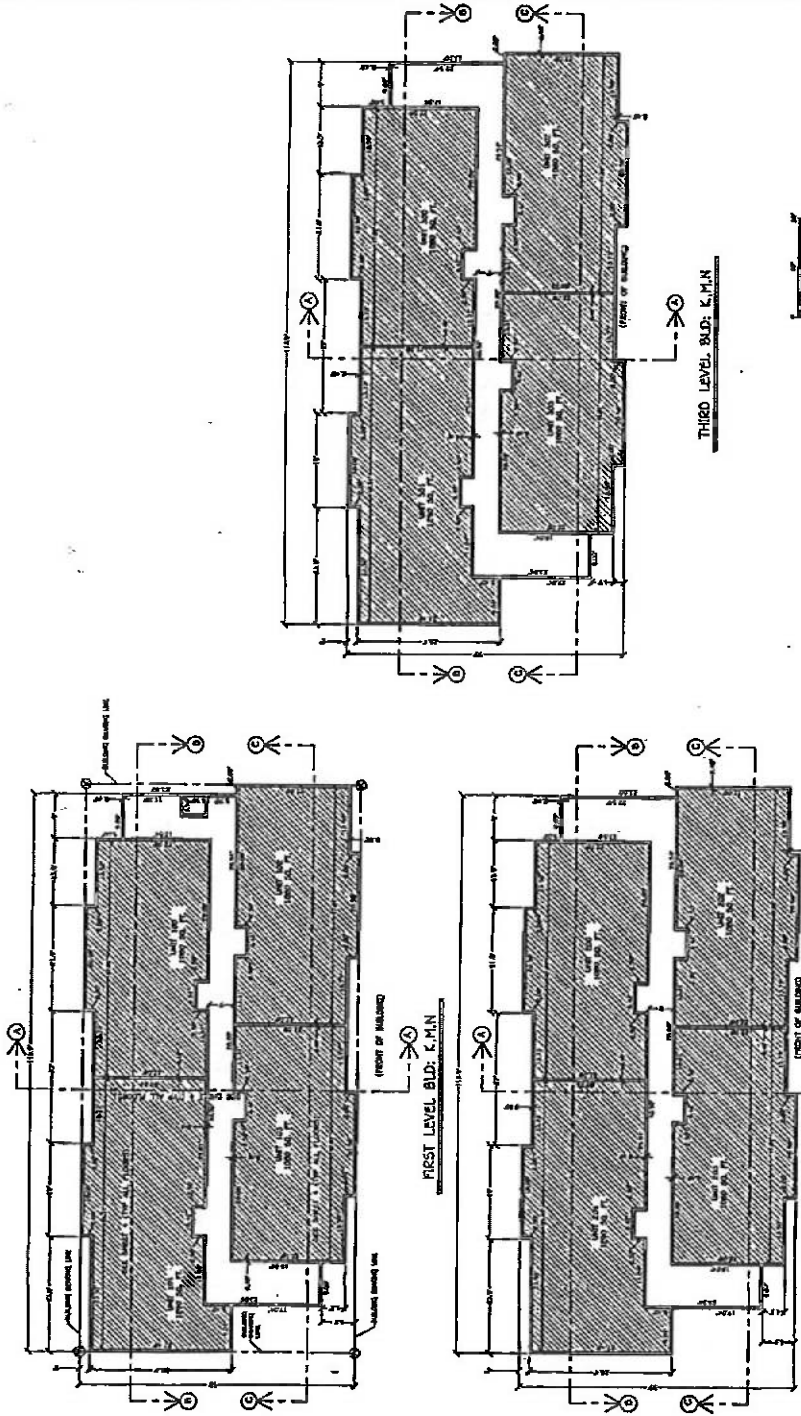
On this 12th day of December, 2024, personally appeared before me Robert Phelps, who being by me duly sworn did say that s/he is the President of Coral Spring's Owners Association Inc, a Utah non-profit corporation, and that the foregoing instrument was duly authorized by said limited liability company at a lawful meeting held or by authority of its bylaws and signed in behalf of said company.

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC
Rebecca Brubaker
726817
My Commission Expires
09/22/2026
STATE OF UTAH

CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



AMERICAN
ARCHITECTS
1000 WEST 1000 SOUTH
SALT LAKE CITY, UTAH 84119
TEL: 325-1111 FAX: 325-1112

NOTE:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT.

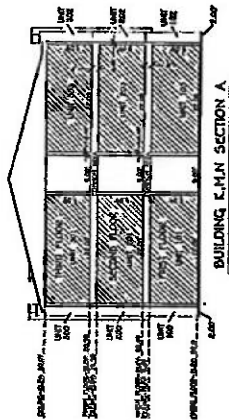
BUILDING OWNERSHIP LEGEND:
 Common Area
 Unit
 Common Area

FINAL PLAN OF CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

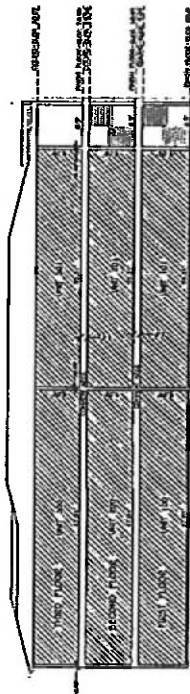
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CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

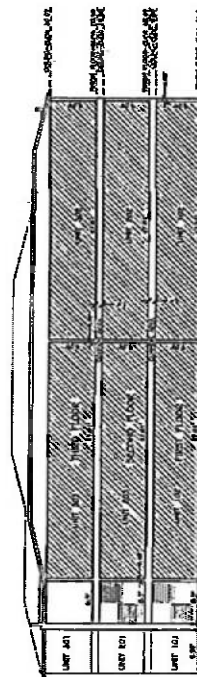
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASIN AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



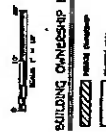
BUILDING K.M.N SECTION A



BUILDING K.M.N SECTION B



BUILDING K.M.N SECTION C



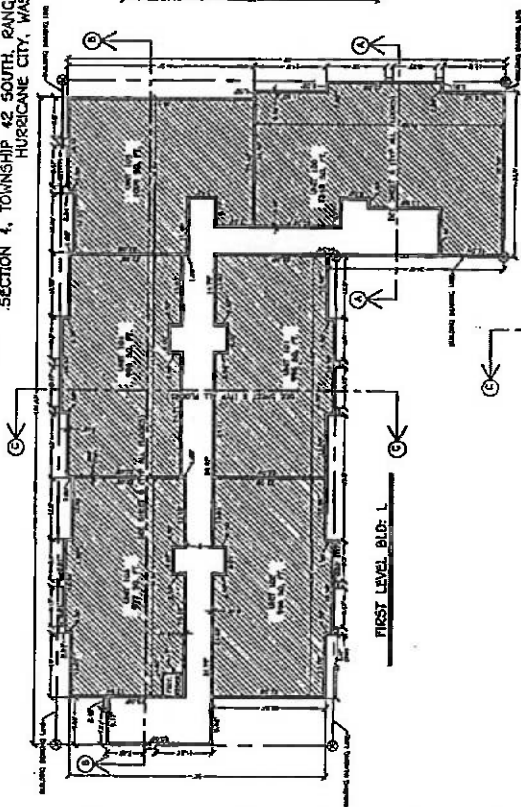
NOTE:
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL PLAN SHALL BE THE ONE APPROVED BY THE LOCAL GOVERNMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL SURVEYS AND RECORDING FEES. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL LEGAL FEES AND COSTS OF DEFENSE. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND COSTS OF DEFENSE. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL OTHER FEES AND COSTS OF DEFENSE.

FINAL PLAN OF: CORAL SPRINGS CONDOMINIUMS PHASE 3 1ST SUPPLEMENTAL

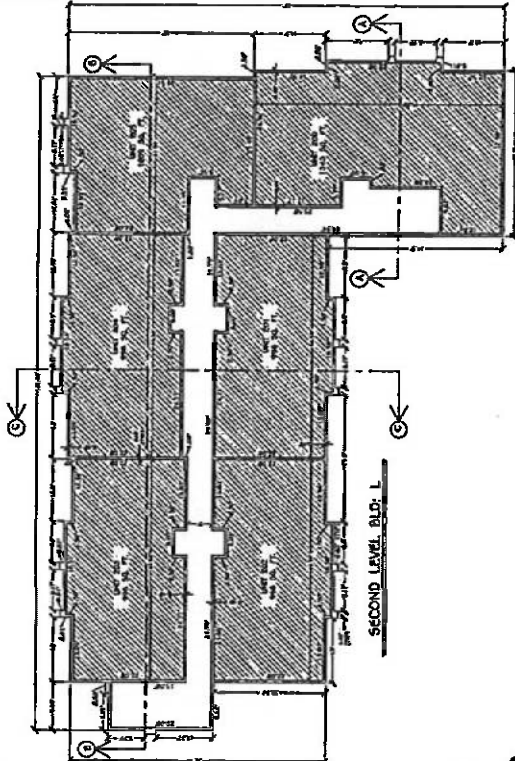
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASIN AND MERIDIAN

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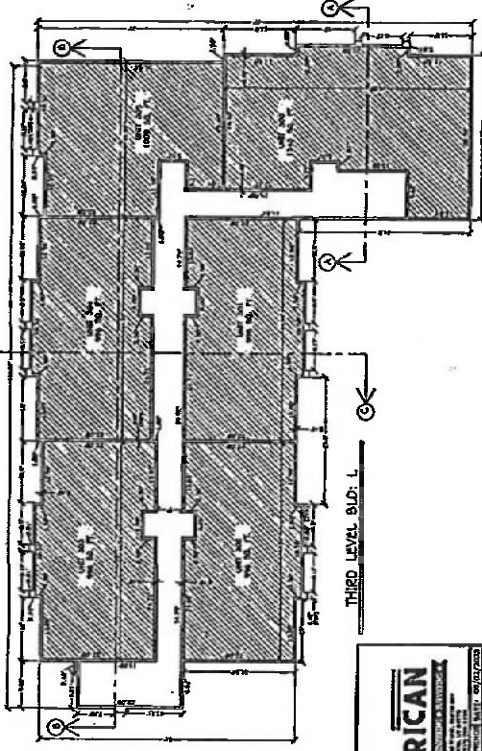
SECTION 4, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN
HURRICANE CITY, WASHINGTON COUNTY, UTAH



FIRST LEVEL BLD: L



SECOND LEVEL BLD: L



THIRD LEVEL BLD: L



BUILDING OWNERSHIP LEGEND:
 [Hatched pattern] Private Ownership
 [White box] Common Area

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL ROOMS ARE TO BE FINISHED TO THE FINISH LINE.
 3. ALL ROOMS ARE TO BE FINISHED TO THE FINISH LINE.
 4. ALL ROOMS ARE TO BE FINISHED TO THE FINISH LINE.

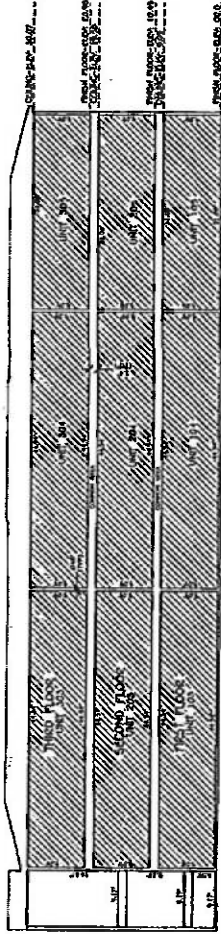
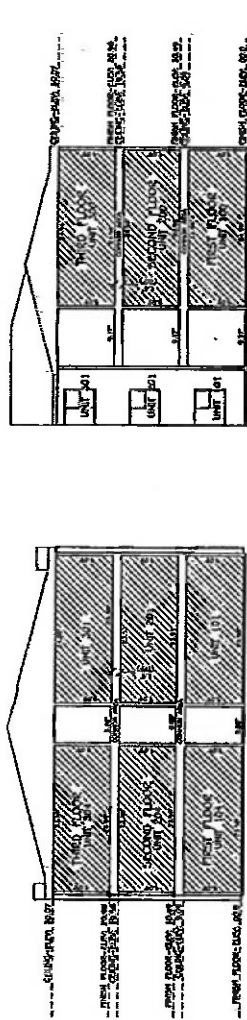


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